

BK 5253 PG 137

TRANSFER  
TAX  
PAID

42-81

WARRANTY DEED

029158

LEANDER A. GUTE, JR. of East Boothbay, County of Lincoln, State of Maine; PAUL V. GUTE of Chevy Chase, County of Montgomery, State of Maryland; and NANCY H. GUTE of Plymouth, County of Plymouth, Commonwealth of Massachusetts, grant to STEVEN A. BARD of Oakland, County of Kennebec, State of Maine, with warranty covenants, the real property in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

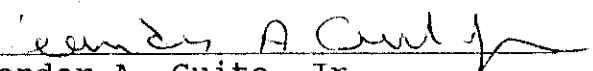
Commencing at the southerly intersection of the First Rangeway and Oakland Street; thence in an easterly direction in and along the southerly side of Oakland Street 313.2 feet to the northwesterly corner of land of Joseph A. and Theresa T. Boudreau; thence in a southerly direction in and along the westerly boundary of said Boudreaus 194 feet to the southwesterly corner of said Boudreaus and the northerly line of Robert and Ethel Violette; thence in a westerly direction 475 feet along the northerly boundaries of said Violettes, Paul and Lucille Audet, Rose Marie and William Hagerty, William P. Violette, and Denise M. and Vincent J. Bombardi to the easterly side of the First Rangeway; thence northeasterly along the easterly side of the First Rangeway 212 feet to the point of beginning. Said lot or parcel being the same delineated as Lot 31 on the City of Waterville Tax Map 50, Block 2.

For source of title reference is made to warranty deed of Leander A. Gute, Sr. to Leander A. Gute, Jr., Paul V. Gute and John M. Gute dated February 12, 1990, recorded in Kennebec County Registry of Deeds, Book 3691, Page 168 and to deed of distribution from John P. Ryan, Executor of the Estate of John M. Gute to Nancy H. Gute of recent or even date and to be recorded in Kennebec County Registry of Deeds.


Leander A. Gute, Jr. and Linda Gute, husband and wife, Paul V. Gute and Simone Gute, husband and wife, and Nancy H. Gute, widow, release all rights in the premises being conveyed.

WITNESS our hands and seals this 31st day of October, 1996.

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Leander A. Gute, Jr.

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Linda Gute

*Paul V. Guite*

Paul V. Guite

*Simone Guite*

Simone Guite

*Nancy H. Guite*

Nancy H. Guite

STATE OF MAINE  
 COUNTY OF ~~LINCOLN~~ KENNEBEC

November 1,  
~~October~~ 1996

Then personally appeared the above-named Leander A. Guite, Jr.  
 and acknowledged the foregoing instrument to be his free act and  
 deed.

Before me,

*Susan R. Jackson*

Notary Public

Printed Name:  
 Commission Expires:

16-101596

SUSAN R. JACKSON  
 NOTARY PUBLIC, MAINE  
 MY COMMISSION EXPIRES JUNE 22, 1999

RECEIVED KENNEBEC SS.

96 NOV -6 AM 9:00

WITNESSES: *Harriet Brooks Munn*  
 REGISTER OF DEEDS